

TOWN ASSEMBLY MEETING JANUARY 24, 1994 AT THE GILD HALL ARDEN

THOSE PRESENT:

Rae Gerstine	Paul Thompson	Elizabeth Varley
Shaul Gladstone	Larry Strange	Lew Aumack
Peggy Aumack	Rebecca Fisher	Lou Bean
Richard Bloom	Carl Rinehart	Maryanne van Neerden
Hans van Neerden	Tim Colgan	Peter Renzetti
Ruth Bean	Dan Szurgyjlo	Skip Salkeld
Brooke Bovard	Jean Brachman	Maryellen Jobson
Linda Eaton	Carol Stangor	Aaron Hamburger
Lynne Svenning	Eugene Shaw	Don Holcomb
Sarah Hamburger	Alton Dahl	Bernie Brachman
Rodney Jester	Mark Taylor	Teri Tremel
Eliot Levin	Mike Curtis	Connee Wright McKinney
Tom Hornung	Frank Akutowitz	Sue Hornung
Cy Liberman	Marianne Cinaglia	Yvonne King
Debbie Styles	Cynthia Houck	Allan Kleban
Chris Demsey	Hugh Roberts	Marcia Jones
Ruth Panella	Larry Walker	John Stevenson
Sadie Somerville	Irene O'Connor	Bill Press

Agenda Clarification: none

Approval of September minutes: approved

Communications: Letter from Delaware Local Government Records Management and improvement grants. Town Secretary will pursue to see if we are eligbile for any grants for Record Management.

Town Watch: Community Services Officer, Brian Cahill spoke to Town Assembly and gave phone numbers for residents to reach him concerning community problems: 571-7953 or 573-2800, but to remember to dial 911 for any emergency.

TRUSTEES REPORT: Shaul Gladstone

1. The new rent list has been prepared, and land rent bills are in the process of being sent out for fiscal year 1994-1995. Total to be collected is \$278,904.
2. All senior citizens who qualify for New Castle County Tax rebates are urged to file the neccessary affidavits with the County Finance Department. In addition, we urge everyone with a mortgage to check his or her statement carefully. There appears to be a renewed flurry of inter-company mortgage sales as well as mortgage refinancing. Whenever this happens, there is the danger of double payment of taxes.
3. The total of bank balances and investments as of 12/31/93 was \$97,915.

4. At the request of Houston Roberts, a compilation of "Trustees" Policies and Procedures" has been submitted to the Legislative Reference Committee. Copies are available for inspection until such time as the Legislative Reference Committee releases its collected committee procedures report.
5. The format for the "Expenditures against Budget" report presented to every town meeting has been revised, and a blank copy is attached to this report. It is hoped that this new format will be more useful and informative to those who use it or are interested in its contents.

Respectfully submitted  
Trustees of Arden

Report accepted

ADVISORY COMMITTEE: Marianne Cinaglia

A Special Meeting of the Advisory Committee was held in November. The issues addressed at this meeting were Community Planning's report on the revised rules for the Memorial Garden and the Assessors motion for a long range financial plan and Registration Committee's definition of an Arden "resident".

Nomination for the standing committees were then taken from the floor and the elections for these nominees will take place at the March Town Meeting. (for the names - see attached Addendum to the Minutes)

ARCHIVES : Sally Hamburger

It has been business as usual for the last few months ,though work has been curtailed during the holiday season and the artic weather.

We have joined the William Morris Society - we expect the American branch to tour Arden this spring.

We will be cooking Gild Hall dinner on February 5, all are welcome!  
The big question tonight - the text of the historical marker. To remind you, the guidelines call for 13 lines of 50 characters

each of verifiable information. Funding for the project is included in the 1993/94 State budget. We know that the State has rejected the option of the sonnet form as non-verifiable. Should we contest this manifestation of bureaucracy or focus on the point of having a marker at all? Keep in mind that the State is paying the bill, that this was a dream of Joan Colgan's, that an informal town poll revealed a 50/50 split between pro-sonnet, pro-prose. The Archives Committee will make the final decision after this meeting, in order to have the marker ready for a May 21 (Arden Day) presentation. The possibility remains that the State can still reject the Archives Committee's text and substitute their own.

With all these thoughts in mind, the committee submits the following:



# ARDEN HISTORICAL MARKER 1/24/94

Arden is an intentional community founded in 1900 by social reformers FRANK STEPHENS, sculptor, & WILL PRICE, architect, to create a society based on HENRY GEORGE's Single Tax economics & WILLIAM MORRIS' arts & crafts philosophy. Their taxation & community ideals live on today. Incorporated in 1967, all residential land is held in trust. Leaseholders own their own homes but pay one property tax determined by elected assessors. Town meetings reflect an enduring model of direct democracy. Almost half of the 162 acres remains as greens, roads, paths & natural woodlands. Arts & crafts continue to flourish.

The text of the marker was then discussed at length, the sense of the meeting was to go ahead with the gramatically corrected text presented tonight and then explore other markers with sonnets, possibly cast in bronze, in other areas of the Village. Several residents would be willing to donate these markers to the Village at their own cost.

## MOTION:

Move that we amend the motion on the floor and substitute the gramatically corrected text in the wording, and accept the text presented tonight.

motion was seconded and passed

ASSESSORS: Aaron Hamburger

The Assessors presented the following to Town Assembly

## MOTION:

For guidance in financial planning by Arden Committees, the Board of Assessors, and the Trustees, a financial projection for Village of Arden expenditures will be developed annually covering the three (3) year period beyond the most recently adopted annual budget. The Budget Committee should be responsible for preparing, and issuing, the financial projection to the March Town Assembly, starting in 1995, based on inputs and dicussion developed by the Advisory Committee at one or more meetings in the period November to February.

motion was seconded and passed

AUDIT: no report

BUDGET: no report



## Buzz Ware Village Center Committee Report for January 24, 1994 Arden Town Meeting

Our committee will report tonight on upcoming programming, update you on our short-term and long-term planning, and maintenance issues.

### Programming

*Concert Band*

The yoga group continues to meet every Monday in room 3. Newcomers are always welcome. Please call Naomi Clark (-2608) for information.

As of January 1, the Diamond State Orchestra will be rehearsing every Wednesday evening in rooms 1 and 2. They will be presenting a Spring Concert at the BWVC. The date will be announced. Please check the Arden Page.

Continuing on after the fine response to the single-tax classes this fall, the Henry George School will be presenting classes every Thursday for 10 weeks starting January 27. Lively and open discussions are always a feature of these classes, so if you always wondered about single-tax, and would like to learn more, please contact Mike Curtis for details (-5670).

On February 6 from 2-4 p.m., we are sponsoring our annual Valentine-making Session for children and adults. A tempting assortment of materials will be provided for you, and the coffee will be hot. No charge.

Encouraged by the positive response to our two fall storytelling evenings with Cecilia Vore, Patricia Hannigan and Rebecca Fisher, we are continuing this series and have scheduled Nancy King to tell "Stories from Around the World" on Saturday, February 12 from 7:15-8:30 p.m. Babysitting will be provided as before in room 2. Light refreshments will also be available. The charge for the event is \$2.50 at the door. If you missed the fall events, I would hope that you join us for Nancy King. This is storytelling of high quality for us to enjoy.

The sixth annual Sunshine Foundation Sale and Lunch will be held Saturday, February 26 from 10-2 p.m. (lunch from 11:30-1 p.m.) and the making of notepaper and cookies for the sale will be on Sunday, February 20 from 2-3:30 p.m. All proceeds will be donated to the foundation for "dream trips" for handicapped children. Please contact Barbara Fenske (-7469) for more information or if you have any white elephants to donate to the sale.

We will be making Easter Baskets on Sunday, March 27 from 2-4 p.m. for distribution to older residents of the three Ardens after the ACRA Easter Egg Hunt on Saturday, April 2. Children and adults are welcome to help out.

We held our Campfire and Songfest, co-sponsored with ACRA and the Arden Club, on Oct. 2 at the Moonlight Theater. Lots of children and adults came out to sing and eat and eat some more. The adults seemed to enjoy this event so much that we might consider extending the hours so that the "big kids" have time to play.

We sponsored a travelogue "China Impressions" on Saturday evening, Oct. 9. Thank you to Liz Broadbent, Marianne Cinaglia, and Sally and Aaron Hamburger for slides, stories, and their collection of treasures for us to enjoy. It is our treat to have neighbors that are always on the move.

On Saturday, Oct. 23 we sponsored "Halloween Revisited" with old slides of your neighbors in costume. We could use some more slides and photos. Do you have any that you can loan us? We could have copies made.

On Sunday, Nov. 7, we held "Holiday Crafts: Weed Creatures", decorating with natural materials. We have held this event for two years and can't seem to get you to come out to it. What are we doing wrong? Let us know.

Please call us if you have any ideas for programming.

### Wilmington Montessori School

As of January 1, the lease with Wilmington Montessori School officially ended. WMS cleared out the last items on January 13. Some large items WMS has chosen to leave for

*March  
26*



the town are: three refrigerators, most of the wall cabinets, the security system, and some carpeting. The modules will probably be removed in the spring of 1994.

WMS and the Village of Arden signed an termination agreement and I will include the original with my report to go into the official minutes.

### **Maintenance**

We have hired George Brocklesby on an hourly basis to help us oversee the custodial and maintenance work. He will begin in about two weeks and will be familiarizing himself with the operation there.

Also our committee feels very strongly that we do not want the building to be neglected. We do ask that after meetings or events that you take the time to pick up cups and such and stack the chairs and fold up extra tables. Please do not leave items behind to pick up later unless you have made arrangements with our committee. Our rule is "you leave it, we heave it."

This seige of cold weather has tried some of the systems at the BWVC. We had to have an emergency oil delivery last week after filling the tank around New Years<sup>ev</sup>. Also a pipe broke in a storage closet and waterlogged a lot of the ACRA supplies; the books and supplies are now drying in room 4. Thank you to Debbie Theis for helping us empty the closet. Thanks also to John Bratten and Alan Burlsem for getting some heat to the building and saving the pipes by turning on the kiln and to Larry Walker and John Demsey for chipping through the ice on the blacktop to free up the line for the oil delivery—no cosy evenings by the fireplace for this group.

### **Short- and long-term plans**

We are in our final draft of a survey form that we will be sending out to residents of the three Ardens to determine the current level of interest and need for a daycare, preschool, and afterschool programs and other kinds of classes or services. We will be inserting the form in the February or March Arden Page; please take the time to fill it out and return it as soon as possible. We hope to have a report on the survey by the March or June Town Meeting.

We also have a draft of a letter that we will be sending out in February to possible tenants. Our thanks to Cecilia Vore from our consulting committee for her work on that.

If anyones wants to see these drafts, I have a copy of each here.

We held an open meeting in October to get direct feedback from residents about future plans at the BWVC. About 20 people came out and commented on ideas that we have and gave us their thoughts.

We also received the Sept. 1992–Aug. 93 BWVC operating expenses from the Wilmington Montessori School and, as well as, this fall expenses so that we have a better idea of the actual costs involved and can make realistic budget projections.

We will be installing the upgrade to the fire alarm system before March. We had \$2100 in our budget for that installation. The fire alarm company's new proposal that we just received also includes an additional \$900 for nine sounding horns in all of the rooms to meet current fire inspection code. We are going ahead with the initial installation but have not decided on the additional expense. If it must come from the town budget, there is too long a delay. We could possibly take it from our maintenance fund.

We have revised out Building Use Policies to reflect the current uses. We have a motion to present to the Town Assembly tonight to approve of these changes. Basically, we removed all references to the Wilmington Montessori School and substituted "reasonable fee" for the phrase "nominal fee." With just some minor editing, they are essentially the same as before.



**Motion**

**The Buzz Ware Village Center Committee moves that the Arden Town Assembly approve the revisions to our Building Use Policies**

THIS MOTION WAS SECONDED AND APPROVED

Adopted: June, 1976  
Revised: June, 1991  
Revised: January, 1994

**Buzz Ware Village Center****Building Use Policy**

- Priority will be given to activities or events of general interest to the Arden community (Arden, Ardentown and Ardencroft) or have potential appeal to a particular segment of the community.
- Activity or event should have participation by residents of the Ardens although Ardenites need not be in the majority.
- The activity or event should be publicized in the community (via either the Arden Page, Arden Club calendar, flyers, posters and/or telephone calls).
- Groups with no connection to the Ardens or with membership not open to the community may be granted permission to use the Village Center if the use does not conflict with community needs.

**Fee Policy**

- A group may charge a fee to participants.
- Our committee reserves the right to charge a reasonable fee from a group for use of the BWVC.
- Groups meeting building use policy guidelines but intending to raise money for private purposes may be allowed to rent the building subject to BWVC committee approval.

At our next meeting, we will be discussing an application to renters that we hope to have finished soon. Our thanks to Brooke Bovard for helping out in summarizing building use policies and procedures at other comparable facilities.

**Current use**

Since the September Town Meeting, there have been 21 committee meetings, 3 community events, 22 classes and 1 event as rentals (\$200 donation from Henry George School and \$155 from other rentals), and 5 special events held at the BWVC. The Archives continues to be open on Saturdays, 10 a.m. – noon.

Thank you for your continued support.

Respectfully submitted,  
Connee Wright McKinney, Chairperson

REPORT ACCEPTED

## AGREEMENT TO TERMINATE THE COOPERATIVE AGREEMENT

WHEREAS, the Village of Arden, ("Arden") and the Wilmington Montessori School, Inc., also known as the Wilmington Montessori Association, ("Wilmington Montessori"), have entered into a Cooperative Agreement and certain amendments thereto regarding Wilmington Montessori's use of Arden's Buzz Ware Village Center ("BWVC");

WHEREAS, Arden agrees to Wilmington Montessori's desire to terminate the Cooperative Agreement;

It is hereby agreed this 31 day of Dec., 1993, that:

1. The Cooperative Agreement will terminate on January 1, 1994.
2. Wilmington Montessori will pay Arden a total of \$17,500.00 to be paid in equal installments of \$4,375.00, which shall be due on January 30, 1994; March 30, 1994; May 31, 1994, and August 31, 1994. Late payment shall accrue 12% per annum interest.
3. Wilmington Montessori will vacate BWVC on or before January 1, 1994.
4. On or before July 1, 1994, Wilmington Montessori will remove the modules and return the BWVC building and site to its pre-Cooperative Agreement condition, reasonable wear and tear expected. Prior to contracting for these actions, the design and schedule of the work shall be reviewed and approved by the BWVC Committee of the Village of Arden.
5. Arden and Wilmington Montessori will have no further obligation to each other as it concerns the Cooperative Agreement and any amendments thereto beyond the rights and obligations contained in this Agreement.
6. This Agreement is the entire agreement between the parties hereto and the subject hereof. There are no agreements, understandings, or promises relating to such subject matter beyond this agreement.

William C. Press Jr.  
Chairman, Town Assembly  
Village of Arden

Israel J. Lloyd  
President  
Wilmington Montessori School

Gene M. O'Connor  
Secretary, Town Assembly  
Village of Arden

Cathy D. Simmons  
Secretary  
Wilmington Montessori School



**CIVIC COMMITTEE REPORT TO TOWN MEETING****JANUARY 24, 1994**

We received a \$4000 grant from the DOT for road related work last summer. WE have decided to use it for raising the curbstones on the green side of Cherry Lane from Millers Road to Inn Lane. This is meant to be a demonstration project. We hope to have it ready to go in March.

The Civic Committee Spring walk around-inspection takes place on April 30 this year. What we see very much influences what projects we propose. If you know of an area that needs our attention please give me a call. We can adjust our itinerary to inspect what you feel is important.

The repairs to the inner wall of the Grubb family plot have been completed as we proposed some time ago. While we were in the midst of this work an out-of-control car did a tremendous amount of damage to the outer wall. That damage was covered by insurance. We took some photographs showing before and after for both repairs. I would like to thank John and Christine Demsey who permitted us to make a mess out of their garden which was located next to the wall. They were patient and helpful.

We had expected to have at the end of the fiscal year a considerable amount of unspent money in the budgeted road account. It would appear that the money spent so far for sanding will reduce that and we have a lot more winter left.

S.L. Bean

Report accepted



WELCOME HITHER COMMITTEE: Paul Thompson for Jannie Stearns

Our committee has to date prepared and delivered 64 packets and welcomed our new residents with a personal visit to each home. We have also welcomed 2 new-born "Arden children". We have 3 packets being made to deliver. There are tentative plans being drawn for our next party to be in March.

Report acceptedLEGISLATIVE REFERENCE: Hugh Roberts for Tom Hornung

The term for two of our committee members is up in March. Lanier Colgan has elected to withdraw her name from consideration while Steve Threefoot has tentatively agreed to run for another term. The residents, in addition to Steve Threefoot, who have agreed to serve if chosen are Yvonne King, Sean O'Connor, Diana Hornung and Brook Bovard.

Our committee had intended to be able to present a final copy of our Arden Residence reference booklet but still have some work to do before going to press. We have been in touch with many of the committees, either in person or by phone, and have received most of what we will need to complete our work.

I would like to thank the various committee members for their input.

Report acceptedPLAYGROUND COMMITTEE: Larry Walker for Mary Vernon and Beth Stevenson

During the past quarter the required playground equipment inspections were made, and all of the equipment is in safe condition. Each item was adult tested, and as needed, repairs were made to the equipment. Beth Stevenson was able to purchase some new parts for the swings, and this was good news, since everyone had been told that the parts were no longer available.

The Community Planning Committee asked our committee to purchase two park benches identical to the ones that are already installed on the Green. These have been ordered, and they will be installed at spots designated by the Community Planning Committee.

Report acceptedREGISTRATION Paul Thompson

As of 1/24/94 there were 392 eligible voters in the Village of Arden. The Registration Committee has adopted a policy as to how residency and consequent voting rights may be terminated:

- A: Resident establishes voting rights and/or votes in a jurisdiction other than Arden, or at an address outside the boundaries of Arden.
- B: Resident registers a vehicle from, or receives a drivers license at, an address outside Arden.
- C: Resident files a Federal Income Tax Return from an address outside Arden.
- D: Resident files a Delaware Income Tax Return from an address outside Arden, or files as a non-resident of Arden.
- E: Resident establishes a permanent primary residence outside of Arden.

This policy is not binding on any future committee. The Registration Committee reserves the right to investigate any claims of residence it deems questionable, and to refuse registration based on the above criteria.

Report Accepted

SAFETY COMMITTEE: Tim Colgan

Today, crack cocaine vials were found on Cherry Lane near the Green. I will pass the vials around for those who do not know what it looks like. This is a dangerous, readily available drug. It has been known to be deadly, it is inexpensive and it is here! If you see it, report it to the police.

Community Watch Report: Ardencroft has come thru with their promised \$500 contribution. This will be a yearly donation.

Safety met recently with Community Planning to discuss problems with the off street parking ordinance. Letters will be mailed to cronic offenders. Please contact either committee to report violaters.

We would like to propose the installation of town stop signs:

1. The Highway at Orleans
2. Cherry Lane at Inn Lane

Motion: To erect a stop sign at The Highway and Orleans.

This motion was defeated

Motion: To erect a stop sign at Cherry Lane and Inn Lane

This motion was defeated

This area was discussed as being quite a dangerous intersection, however if the speed limit is observed, and caution taken by walkers and drivers alike, we can limit the danger. A mirror was suggested to be installed for drivers on Inn Lane, although Safety Committee would consider this, they see it as possibly another item for vandalism.

Report accepted

Old Business: Community Planning will be reporting from DENRAC on the "old swimming hole" proposal to install a dam for skating purposes. They will report at March Town Assembly.

New Business: none

Good and Welfare: Mike Curtis invited residents who would like to learn more of the Henry George School, that he will be giving another class. Call for more information.

Yvonne King has some reduced tickets for the Playhouse -- call for information.

MarianneCinaglis thanked the Legislative Reference Committee for their refreshments tonight.

Adjournment: Motion to adjourn - Aye time was 10:30 PM

Respectfully submitted

*Irene O'Connor*  
Irene O'Connor -- Town Assembly Secretary for the Village of Arden



EXAMPLE OF NEW FORM

VILLAGE OF ARDEN

EXPENDITURES AGAINST BUDGET - 3/25/ TO / /  
PRESENTED TO TOWN MEETING ON / /

BUDGET ITEM	BUDGETED AMOUNT	EXPENDITURES F.Y. TO DATE	EXPENDITURES SINCE LAST REPORT
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COMMITTEES:

ARCHIVES

BUZZ WARE VILLAGE CENTER

CIVIC:

COMMONS &amp; FORESTS

ROADS

SPECIAL CLEAN-UP

TRASH COLLECTION

COMMUNITY PLANNING

LEGISLATIVE REFERENCE

PLAYGROUND

REGISTRATION

SAFETY

SALARIES:

ASSEMBLY SECRETARY

ASSEMBLY TREASURER

OTHER LINE ITEMS:

CONTINGENCIES

DONATIONS:

ACRA

ARDEN LIBRARY

ARDEN PAGE

FIRE COMPANIES

GILD HALL RENTAL

TELEPHONE

TOWN WATCH COORDINATOR

TRAFFIC LIGHT

ADMINISTRATIVE:

ADMIN. ASS'T. SALARY

SECRETARY SALARY

PAYROLL TAXES

OFFICE RENT

AUDITING

LEGAL

INSURANCE

MISCELLANEOUS

TOTAL

(NOTE: PERIOD COVERED IS FROM FIRST DAY OF FISCAL YEAR TO LAST DAY OF THE MONTH PRECEDING THE APPLICABLE TOWN MEETING).

SIGNED: TRUSTEE \_\_\_\_\_

ADMIN. ASS'T. \_\_\_\_\_

ADDENDUM TO MINUTES

The following names were nominated to serve on the standing committees. elections will take place at the March Town Assembly Meeting on Monday March 28, 1994

ARCHIVES: Sally Hamburger\* Maryellen Jobson\* Sadie Somerville Bev Barnett

AUDIT: Lee Starr Matt O'Connor

BUDGET: Joe Pasquarella\* George Vernon Cynthia Houck Maria Walker

BUZZ WARE: John Demsey\* Dale Levin Debbie Styles Marcia Jones

CIVIC: Lou Bean\* Bernie Brachman\* Aaron Hamburger\* Skip Salkeld  
Richard Bloom Rick Rothrock

COMMUNITY Russ McKinney\* Peg Aumack Cookie Kelly Brooke Bovard  
PLANNING: Leon Tanzer

LEGISLATIVE Steve Threefoot\* Yvonne King Sean O'Connor Diana Hornung  
REFERENCE Brooke Bovard

PLAYGROUND: Judy Butler\* William Busch Greg Walker

REGISTRATION: Bess Southwell\* Greg Walker Cynthia Houck Sally Hamburger  
Clay Ridings Larry Strange

SAFETY: Tom Colgan\* Pete Renzetti\* Eliot Levin

TOWN ASSEMBLY

CHAIRMAN: William Press

ADVISORY CHAIRMAN: Judy Butler Hugh Roberts

TOWN TREASURER: Rae Gerstine

TOWN SECRETARY: Irene O'Connor